

Meeting Action Minutes

NEIGHBORHOOD REVITALIZATION COMMITTEE

Location: Council Chambers

Thursday, September 15, 4:00 p.m.

1. **Welcome and Introduction**

Mayor Henn convened the meeting at 4:00 pm. The following persons were in attendance:

Committee Members

- Mayor Michael Henn (Chair)
- Council Member Rush Hill
- Council Member Ed Selich

City Staff

- Kimberly Brandt, Community Development Director
- Dave Webb, Deputy Public Works Director
- Leonie Mulvihill, Assistant City Attorney
- Jaime Murillo, Associate Planner
- Monika Goodwin, Administrative Assistant

2. **Approval of Minutes for August 11, 2011**

Council Member Selich moved to approve the minutes of August 11, and Council Member Hill seconded, and the minutes were approved unanimously.

5. **Status of CAPs**

Mayor Henn moved item (a) Lido Village update to the end of the CAP updates.

b. Balboa Village

Mayor Henn reported that the first meeting on August 23rd was very interesting, fun, and hands-on with stickers for our vision. During the next meeting scheduled for September 22nd, presentations will be made regarding the future ExplorOcean Museum and Balboa Theatre. He hoped for a vision statement resulting from the meeting.

c. West Newport

Council Member Selich noted the large attendance at the August 24th meeting. Suggestions were made to add items to the project and staff will analyze these. The discussion centered on landscaping concepts, plant materials, etc. At the next meeting scheduled for September 28th, the landscape architect will return with additional landscape ideas.

d. Santa Ana Heights/Bristol Street

Mayor Henn stated he was unable to attend the September 21st meeting. Ms. Brandt provided an update of the meeting and reported the boundaries of improvements

adjacent to Bristol and stated that appropriate plant schemes were discussed. The landscape architect will return at the next meeting to present landscape concepts. She noted that it was very important to the attending committee members that the improvements reflect the individual unique aspect and character of that area. Ms. Brandt hoped to take the existing design elements from the new fire station and park to help identify the area and repeat the design in the landscaping on both sides of the streets.

e. Corona del Mar Entry

Council Member Hill noted that several years ago the Corona del Mar Chamber of Commerce, the Business Improvement District, and community homeowner's associations had put forth a vision for relinquishment of Coast Highway that was accomplished, and also had included this intersection area for revitalization. The CAP committee was not able to define the physical areas of the project. Since the definition of the project area depends on road configuration, an engineering consultant will return at the next meeting on October 5th with various road alternatives. These alternatives will determine where to place the lane drop location, which is currently in front of Sherman Gardens to the west side of MacArthur. Following these determinations, the committee would return to review function and enhancing interest for that part of town (i.e., bicycle use, pedestrians' sidewalks, outside dining, etc.), and consider aesthetics and landscaping to support those activities.

a. Lido Village/City Hall

Ms. Brandt noted the hard work of the CAP committee, consultants Tim Collins and Todd Lerner, and the many comments received on the 80% draft design guidelines that were available for the past three weeks. Council Member Selich asked what 80% meant and Ms. Brandt noted the document was the 1st preliminary draft and is missing implementation and incentives sections. She stated that preliminary comments received included reformatting the document for easier reading and refining the design theme from "eclectic" to more unifying styles of "Maritime and Santa Barbara."

Ms. Brandt explained that implementation of the design guidelines would be in conjunction with any new project or significant remodel in the Lido Village area as it moved through the normal discretionary process. The Municipal Code states that any new development is subject to any guidelines the City may adopt for a particular area. Ms. Brandt noted that an Incentives section is being drafted to encourage private development to implement the design guidelines and provide additional improvements and amenities. The revisions to the draft design guidelines are expected to be completed by September 30th, and would be made available for review on the website. She also announced a Community Open House and a CAP meeting held on October 6th in the Lido Village area. As soon as a precise location is determined, notice would be provided. The open house would provide for an open forum with a casual format, graphics on wall, and opportunity to receive input from the community. Ms. Brandt outlined the following tentative schedule for the adoption of the draft design guidelines

and pointed out the many opportunities for input into these draft guidelines until Council's final action:

- October 6th – Community Open House and CAP meeting
- October 13th – Neighborhood Revitalization Committee
- October 20th - Planning Commission
- November 10th - Neighborhood Revitalization Committee
- December 13th - City Council

Council Member Hill said that the CAP committee and participants did not like the vocabulary of "eclectic." He pointed out that landscaping is a missing element that is extremely important to bringing unification to the area. He noted as an example, the area in Anaheim around Disneyland with its quality, detail and consistency in landscape design. The City needed to be ready to move forward with implementing these design guidelines quickly as the landscaping is predominately in the public rights-of-way. He noted that the conceptual plan approved for the area in January 2010 included the public improvements from 32nd Street and Newport Blvd., through properties to the bay and pedestrian bridge that connects to Mariners Mile as a waterfront boardwalk. The committee discussed the conceptual bridge comprehensively.

Mayor Henn was pleased to hear that the CAP moved away from the 'eclectic' style. Council Member Hill said that at Tuesday's City Council study session, Council reviewed the opportunity for the consolidation of two City utility yards into one, which will free up approximately 8 acres of property along Newport Blvd. that could be used for the relocation of the police station. It could also accommodate a new large community center for West Newport, similar to the Newport Coast Community Center that includes a gymnasium, health club, meeting rooms, etc. Mayor Henn commented that Council should consider this plan strongly and the City should move quickly with this major undertaking that presents a step forward for the City.

In response to Council Member Selich, Ms. Brandt clarified the two architectural styles of 'Santa Barbara' and 'Maritime.' Council Member Selich stated he looked forward to additional landscaping details included in the revised draft.

6. City website

Mayor Henn noted this was the site for all NRC and CAP information:

<http://www.newportbeachca.gov/index.aspx?page=1831>

7. Public Comment and Roundtable Discussion

A member of the public opined that the draft was put together too quickly for the August 18th CAP meeting and commented on the short deadline date of August 29th for comments from the public on the draft Lido Village Design Guidelines. He stated that the CAP meetings were supposed to be open and all comments should be available for review. Mayor Henn agreed to make all comments available. Ms. Brandt explained that the schedule has been elongated to provide adequate time for public comments;

therefore, the document was delayed until September 30th, and an Open House and an additional CAP meeting were scheduled for October 6th before going to the Planning Commission.

Ron Hendrickson asked whether new planning information for the City property was available and Council Member Hill said not yet. The Council first needed to determine the exact borders of the site. He noted the consensus seemed against locating community and fire department buildings on the site. In response to a question from the public, Mayor Henn stated that the Lido Plaza site would probably involve a substantial remodel of the existing Pavilion building and other redevelopment; however, these plans were not finalized yet.

Jim Stratton commented that a 2000 report stated the Balboa Peninsula could benefit from additional overnight visitors, yet he kept hearing that the possibility for a hotel was voted down. Mayor Henn mentioned the approved concept included a small hotel, subject to economic development.

In response to a question from the public, Ms. Brandt said the Lido Village Open House and CAP meeting location and flyer would be posted as soon as it was known on the website, newspapers and emailed to all interested parties.

8. Set Next Meeting

The next meeting was scheduled for October 13, 2011, at 4:00 p.m.

9. Adjournment

The meeting adjourned at 4:45 p.m.